

**Location:** Sharon Town Hall

**Date:** August 11, 2008

**Time:** 6:30 PM – 8:40 PM

**Purpose:** Comprehensive Plan Committee

**Present:** Bernadetta Vroman, Gene Cechnicki, Ray Parsons, Debora Cross, Brian Fleury, and Lillian Bruno

**Absent:** Lori Nolfo, Bob Spohn, and Pam Tichy

**Notes:**

**Discussion regarding the “Draft Comprehensive Plan”:** The Committee was handed a draft version of the comprehensive plan. This document is a condensed version and is approximately 10 pages. The completed document should be around 20-30 pages. This is what the document will look like visually.

**Discussion regarding minutes:** It was mentioned that there are copies of minutes of the Comprehensive Plan meetings that will be posted online and that copies of minutes will be distributed next month.

**Discussion regarding zoning rewrite:** Discussion regarding that at the last Sharon Town Board meeting, it was mentioned that some members at the Town Board meeting would like to re-write the Town’s Zoning Law. It was suggested that the Town first wait for the comprehensive plan to be completed before re-writing zoning. It was discussed that Brian Fleury would contact Supervisor Desmond regarding waiting for a finished comprehensive plan before a zoning rewrite takes place.

**Discussion regarding the July Draft Comprehensive Plan:** It was mentioned that there are no page numbers on the document, yet and the background is the same as April’s draft version.

***Watersheds:*** There was explanation of the watersheds that exist in the Town of Sharon. It was stated that calling the waterbody by Arguesville Pond can be called “Flat Creek.” It was suggested that the West Creek now flows from “Bowmaker Pond”, but it used to flow through another route and once the NYS DOT repaired the “Old Maid’s Hole” this route changed. It was also discussed that “Bowmaker’s Pond” has natural springs that should be protected. It was discussed that this section will be elaborated on including the classifications of streams, water uses, pollution levels, and the headwaters. It was recommended to allow development in areas that do not interfere with the Town’s watershed. The Town is the steward of the Village’s water supply and efforts should be taken to continue to protect the water.

**Geology:** The geology section is derived from several sources. It was discussed that Karst Terrain is limestone that is indicative of wetlands from pockets of water and lack of water. It was noted that some of this terrain could be located on Short Road.

**Historic Homes:** It was mentioned that the town should try to make a list of historic structures that are located throughout the Town. It was suggested to examine “Eigen’s Point and the Belvedere (private residence was a hotel). Also, the Route 20 view sheds. It was noted that the Belvedere is 2 ½ miles east on Route 20 just past “Pamellow Road” just beyond the airport Belvedere is on the right and Eigen’s Point is on the left. It was suggested that several of the Caverns located in Sharon could be historic. It was discussed that the Town could look into the Certified Local Government Program and our office will provide more information at next meeting.

**Discussion regarding alternative energy:** It was discussed that wind energy should be examined in the future. It was mentioned that a company by the name of “Rail Tech” has come to meet with the Town Board regarding placing wind turbines along railroad beds. It was discussed that this should be reviewed in more detail.

**Discussion regarding affordable housing:** It was discussed that the Town can accommodate affordable housing by creating certain areas that could allow for mobile home parks rather than have one mobile home every four miles. It would be places with appropriate water and sewer. It was also discussed to clarify the following definitions: Modular, Doublewide, and singlewide in the current zoning law.

**Discussion regarding Transportation:** It was discussed that the Town Board might be working with the NYS DOT to place speed limits on all town roads. It was also noted that there should be a speed limit on Sharon Hill/Arguesville Road across from State Route 145.

**Discussion regarding the Goals and Strategies Section:**

**Historic Overlay Zone:** May not be feasible in the Town because there are no “cluster” areas that have historic homes.

**Open Space:** It was mentioned that a LESA (Land Evaluation and Site Assessment) could help to determine the quality of land for agricultural uses and assess sites or land areas for their agricultural economic potential. It was noted that this could lead to a map to determine feasible lands that should be protected for agricultural resources and help in future decision making.

**Scenic Overlay Zones:** This can be a powerful tool for communities to have areas that are sensitive be protected. However, the Town Board may or may not approve of such a land use tool.

**Discussion regarding Performance Standards:** It was discussed that performance standards may be an effective tool to utilize in hamlet areas of the Town. This issue was discussed in detail. It was explained that performance standards examine the performance of a parcel and how it impacts surrounding areas verses the use of the parcel. There was

much discussion and explanation of this type of zoning. It was noted that performance zoning can look at noise, emissions, traffic, and environmental concerns and how these impact the surrounding area. This type of zoning can allow for more flexibility but can require some training to show boards how to review each proposed action. It was discussed that in the Comprehensive Plan there will be an explanation by utilizing a comparison of standard zoning and performance based zoning. This explanation will have the pros and cons of both. In essence creating a “split screen” to determine the differences between performance and standard zoning. It was discussed further information and explanation of this type of zoning needs to be examined.

***Meeting was adjourned at 8:40 PM and the next meeting is scheduled for September 8, 2008.***